

Brownfields Assessment Demonstration Pilot

Jacksonville, FL

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

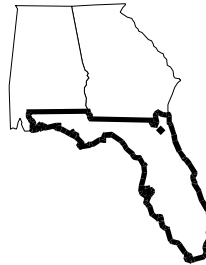
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA selected the City of Jacksonville for a Brownfields Pilot. Historically, Jacksonville's port has served as a major commercial center. Agricultural, petroleum, and paper product industries, in particular, have dominated the commercial market supporting Jacksonville. Commerce that flourished for more than a century has subsided, leaving more than 100 downtown sites with known or suspected soil and groundwater contamination.

Private and public initiatives have begun to revitalize the area. Initiatives include construction of a new sports complex, increased private sector investments, municipal bond funding used for public improvements, and Port Authority efforts to improve and expand the downtown's port facilities. The city anticipates that Pilot funding will provide seed money for site assessments and cleanup planning, act as a catalyst for matching funds, motivate partnerships, centralize efforts to address brownfields, and solidify community support.

PILOT SNAPSHOT



Jacksonville, Florida

Date of Announcement:
September 1997

Amount: \$200,000

Profile: The Pilot focuses on underused or vacant contaminated properties within the Talleyrand Redevelopment Area and the adjacent neighborhood of East Jacksonville.

Contacts:

Planning and Development Department, City of Jacksonville (904) 630-2333	U.S. EPA - Region 4 (404) 562-8493
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Visit Jacksonville's Brownfields Redevelopment Program web site at:
<http://www.coj.net/planning/brownfields>

Visit the EPA Region 4 Brownfields web site at:
<http://www.epa.gov/region4/wastepgs/brownfpgs/bf.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

OBJECTIVES

Jacksonville's objectives are to establish a redevelopment process with defined policies, procedures, and mechanisms that will restore brownfields sites into economically productive properties, create new jobs, and increase the quality of life for nearby inner-city neighborhoods. The city anticipates that the Pilot, through its work in the Talleyrand Redevelopment Area and East Jacksonville, will create a process that can be replicated in other industrial urban core neighborhoods, port cities, and similar waterfront properties.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Created an inventory of 162 brownfields in the Pilot target area;
- Completed a Brownfields Redevelopment Program brochure and a workshop manual as part of its community involvement efforts;
- Developed a brownfields web page located within the city's web site;
- Developed a quarterly brownfields newsletter;
- Prepared a draft library of speakers for redevelopment and brownfields issues; and
- Created a base city map that includes zoning, existing and future land use, 100-year floodplain and land cover, well locations, and information on the area's groundwater, including groundwater table elevations, hydraulic conductivity, transmissivity, and storage coefficients.

The Pilot is:

- Working on the Deer Creek Sub-Basin Groundwater Study in an effort to develop a groundwater model for the basin;
- Evaluating environmental justice concerns in the Pilot area and implementing community involvement activities;

- Developing an information repository including brownfields site information and groundwater data linked to a geographic information system (GIS);
- Identifying the roles of cooperating agencies and organizations needed for site redevelopment;
- Identifying public and private funding sources for site restoration;
- Taking inventory of private water supplies in the Pilot area and developing a groundwater model; and
- Developing site assessment and cleanup plans.

LEVERAGING OTHER ACTIVITIES

Experience with the Jacksonville Pilot has been a catalyst for related activities, including the following:

- The St. Johns River Water Management District provided a \$100,000 in-kind contribution toward development of a brownfields area groundwater model.
- The Florida Office of Trade and Industry Development provided a \$200,000 grant for brownfields redevelopment.
- The Florida Department of Environmental Protection made a \$50,000 in-kind contribution for site assessment in the Pilot-targeted area.
- The city received a joint U.S. Department of Veterans Affairs (VA)/U.S. Department of Housing and Urban Development (HUD) grant that will be used to examine how stormwater utilities can be designed to address contamination concerns in the Deer Creek Sub-Basin and St. Johns River. Study results will be used to propose regional stormwater procedures and encourage redevelopment. VA/ HUD has provided \$900,000 to date.